A New Gujarat,
Within Gujarat

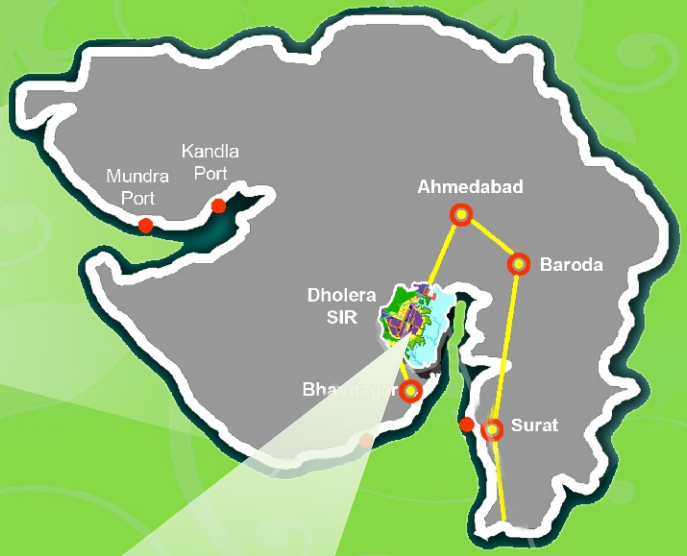
Commercial Hub (FP - 314)

High Access Corridor
Near Dholera Expressway

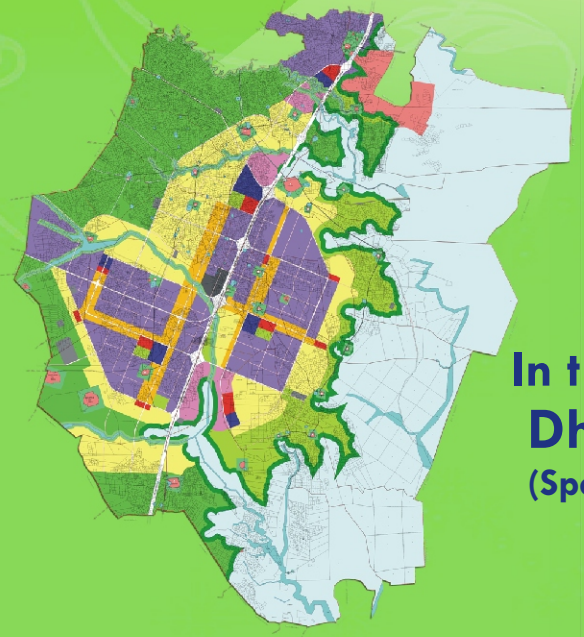
Where is the Best Real Estate Investment Destination Today !!

In the India, Gujarat

In the Gujarat, Ahmedabad



In the World, India



In the Ahmedabad District;

Dholera SIR

(Special Investment Region)

“Dholera will be better developed then Delhi”

Stressing the need for developing urban and rural areas simultaneously, India's **Prime Minister Narendra Modi** said that port city of Dholera will be developed better than delhi and six times bigger than delhi and six times bigger than China's Financial Capital Shanghai. He said that at the end of a panel discussion on 'rurbanisation', organized as a part of a series of programmes heralding the Vibrant Gujarat Global Investors Summit.






D	H	O	L	E	R	A
DEVELOPMENT	HIGH IN CLASS	OPPORTUNITY	LIVE-WORK-PLAY	EFFICIENT INFRA.	REVOLUTIONARY	A NEW ERA

Futuristic Vision for Development

Futuristic Vision for Development
Blueprint for Infrastructure in Gujarat
BIG 2020

Gujarat has envisioned a future and documented a vision BIG 2020. The new vision comprises investments of approximately USD 225 billion in various sectors like :

- Dholera SIR
- Other SIRs, Industrial Nodes, Logistics Parks & SEZs within the Delhi Mumbai Industrial Corridor Industrial Parks
- Roads, Ports, Railway, Airport
- Urban Infrastructure, Water Supply
- Tourism

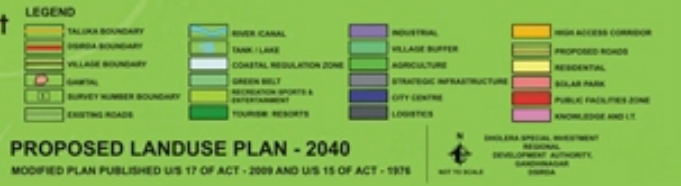
Landmark Development

Dholera Special Investment Region (DSIR)

Dholera SIR is Developed with a vision to create world class centre of industrial excellence and economic activity. This is one of the first SIR in the state after the SIR Act was passed in Gujarat

Dholera SIR: Ideally located, Widely Connected

- Total Area 903 Sq. kms: a green field location
- Developable area : 547 sq. kms.
- Economic activity area : 377 sq. kms
- High Access Corridor : City Center, Industrial, Logistic, knowledge and IT, recreation & Sports, Entertainment
- World-class infrastructure & connectivity
- Central spine express way and Metro Rail to link the SIR with Mega Cities
- Airport and Sea port in the Vicinity
- Proximity to mega cities : Ahmedabad, Bhavnagar, Rajkot & Vadodara



Opportunities in Dholera SIR

- To build the Industrial Parks, Townships, Knowledge Cities
- To Develop basis Infrastructure : Road, Rail, Hospital, Water, Sanitation, Tourism & Hospitality
- Set up a Metro Rail system and an International Airport
- Potential for development as a multi-model transportation hub due to proximity to most of the north Indian States

A new Gujarat within Gujarat

"Gujarat has had a strong industrial base. In recent years, it has mode an impressive progress from industrial clusters and estates to Special Economic Zones. Now, it graduates to Special Investment Region. You can foresee. It will be a New Gujarat within Gujarat"

Shri Narendra Modi
hon'ble Prime Minister of india

Bigger than the Biggest Development in The World

Dholera International Airport (Cargo cum Passanger)

- New International Airport on the Northern tip, 1 kms away of SIR
- 9200hectors Government land reserved by the state Govt of Gujarat
- DPR under preparation by Airport Authority of India
- Site suitability established by Airport Authority of India
- Well connected with proposed six lane express way & Metro Rail upto Ahmedabad and Gandhinagar
- SPV has been formed by GoG
- Cargo as well as Passenger Airport facility will be available

Road Connectivity

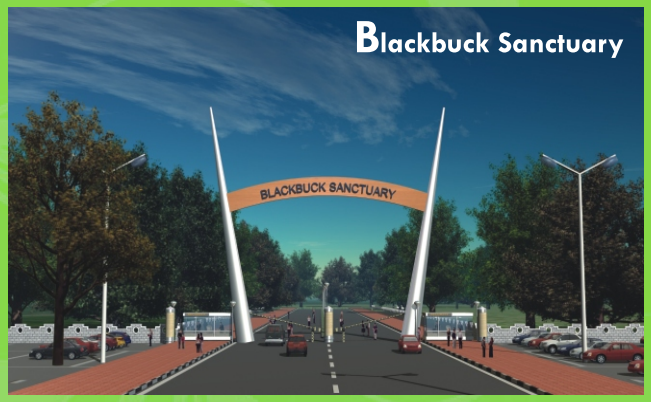
Rail Connectivity

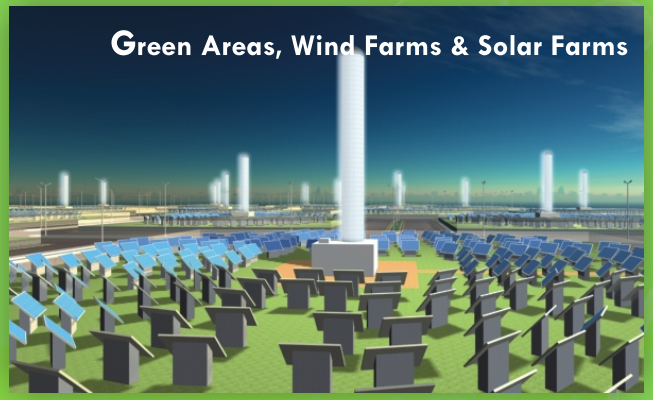
Sea Connectivity

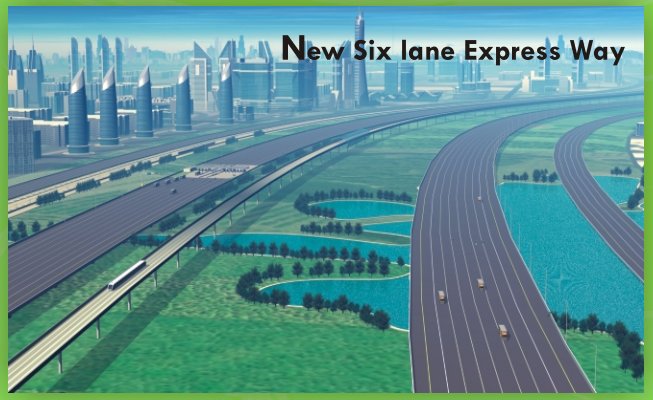
Air Connectivity

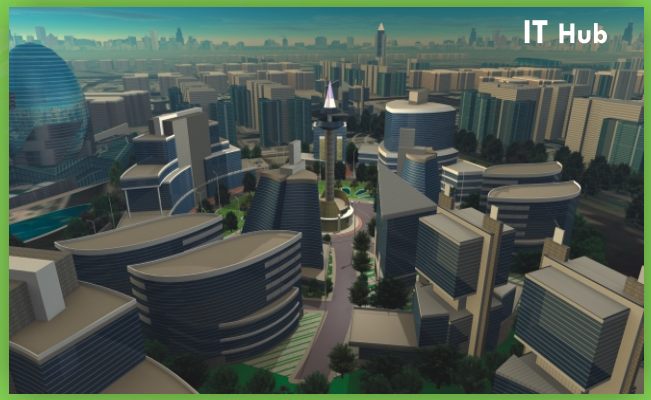
HCC USEL NANOCITY Zydus Cadila Mahindra lifespaces HIL DMIC DHOLERA SIR Infra Development Limited ISO 9001 Certified Company J. M. BAXI & CO. torrent POWER

Mega Projects of Dholera Special Investment Region









AN OVERVIEW OF THE DEVELOPMENT PROCESS AND PROJECTS IN D-SIR

TOWN PLANNING SCHEMES : As a part of micro level planning the entire DSIR urban development area is divided into six Town Planning Schemes, of which Town Planning Scheme 1 (TP1-51 sq.km) and Town Planning Scheme 2 (TP2-102 sq km) covering total area of about 150 sq km, are prioritised.

PROSPECTIVE PROJECTS : Various Projectto be taken up in Dholera SIR in the first phase are listed below. (Value amounting to approx. INR 28000 Crores.)

Roads & Bridges

Envisaged 521 kms of roads comprising main carriageway, service roads, foot path, cycle track, plantation strip, street lighting and Bridges of area aprox 60000 sqm in TP1, TP2E & TP2W.

Raw Water & Portable Water

The raw water conveyance arrangements from Periejtogether with intake structure, pumping stations, raw transmission line, water treatment plant, potable water transmission main, MBRs & distribution network.

Power Transmission and Distribution

Effective power infrastructure will contribute to the economic prosperity of DSIR.
This will be achieved through the development of sustainable state of the art infrastructure for power generation, transmission and distribution

- Source power for TP1 & Tp2 (Phase 1 of the DSIR development) locally from Gujarat Grid
- Plan for thermal and/or gas power plant for Phase 2 expected to create a separate Special Purpose Vehicle (SPV) for generation
- 400 kV transmission lines are expected to run around the periphery of DSIR
- Power infrastructure will be built around energy saving smart technologies Smart metering for consumers (electricity and gas).
- Form SPV with a local distribution company.

Information and Communication Technology (ICT)

Information and communication technology (ICT) covers the development of comprehensive voice, data, video and IT infrastructure, aided with present day applications for education, local governance, medical support, transportation, data mining, efficient buildings, building/home security, etc.

The objective of the ICT project is to build a smart, attractive modern city of Dholera that will provide attraction to the economic development of the region. ICT infrastructure is envisaged to boost sustainable economic development and a high quality of life for the residents, with efficient management of the city's infrastructure. The smart city concept supported by ICT will bring high efficiency and active citizen participation.

Solid Waste Management : Estimated municipal waste amounting to 500 tpd to convey and segregate by an automatic segregation plant. Waste-to-Energy treatment would be considered and the ash generated would be disposed only in the landfill.

Industrial Effluent collection system

Formation of industrial effluent collection system network, effluent treatment plants in TP1 & TP2E and effluent out fall.

Storm Water collection system

Formation of collection system of storm water run off within TP areas through RCC pipeline network & disposal.

Administrative and Business Centre of Dholera (ABCD)

ABCD is proposed as abutting the expressway within TP2W, to serve as administrative functions of the city. DSIRDA building envisaged with a LEED GOLD rated building.

River Training / Bunding

DSIR is located in the flood plain of three rivers, from Sukhbhadar River in the north to the Lilka and Utavli at the south. River training and bunding necessitated along the river course for 200 km in length for flood protection.

Waste Water Treatment & Recycle

Wastewater from AMC Vasnato TP1 tertiary treatment plant and to store in MBRs for industrial & agriculture purposes..

Domestic Sewage Collection System

Formation of domestic sewage collection system network, sewage treatment plant, distribution network for conveyance of treated water for industrial & agriculture use.

Linked Projects

Central Spine Road (Sh6)

The Gujarat State Road Development Corporation Limited (GSRDC) is developing an access controlled expressway between Ahmedabad & DSIR to serve as a central spine road for DSIR.

MRTS (Metro Train)

Mass Rapid Transit System (MRTS) between Ahmedabad and DSIR is part of the plan to develop self-sustainable rail based transportation system in order to provide connectivity both within DSIR and between DSIR and Ahmedabad.

Airport

Greenfield international airport is proposed on northern side of DSIR located at approx. 1 Km from DSIR boundary.

Smart Infrastructure (Plug and Play Model)

Road
Cycle tracks
Footpaths
Trees & Plants

Water Management
Smart meters
SCADA

24X7 Power
Smart meters
SCADA

ICT enabled infrastructure
City WiFi
Integrated city management

100% domestic waste collection
100% industrial effluent collection

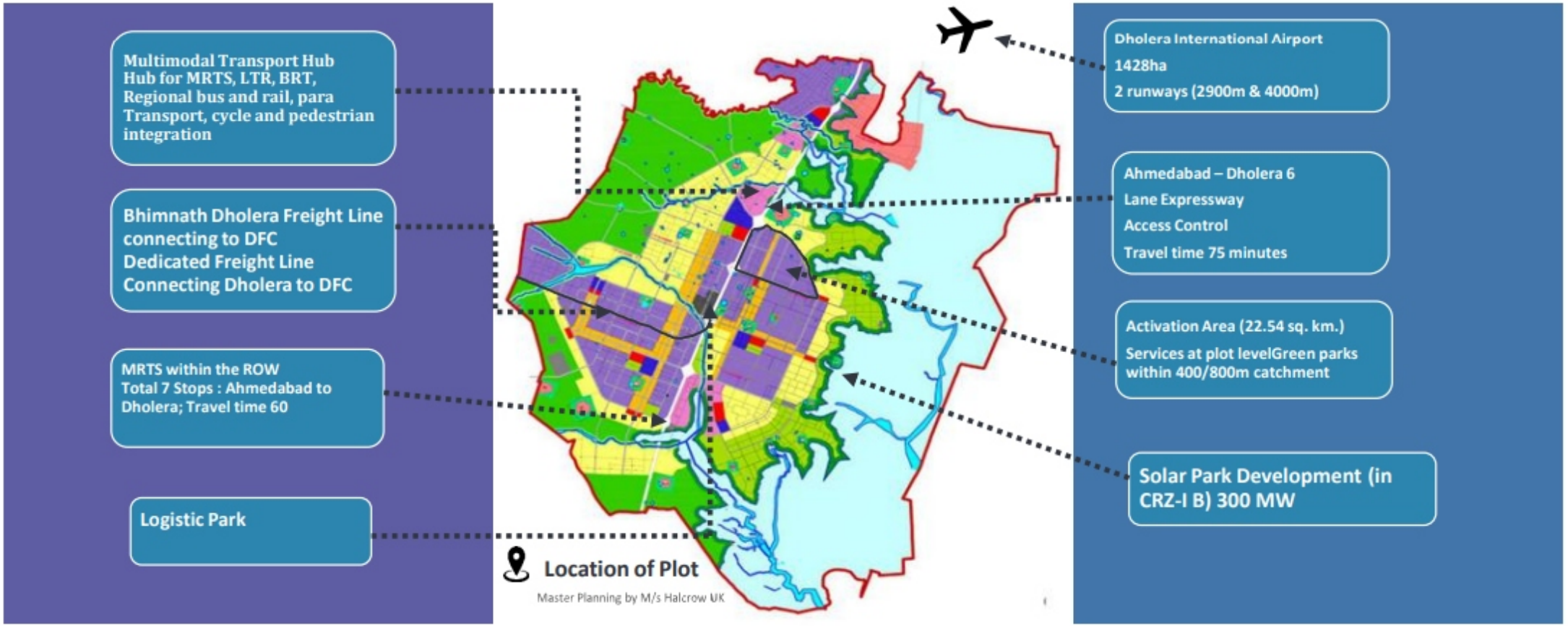
100% recycle and reuse of waste water

100% rainwater collection
Open storm canal with recreational spaces

100% waste collection
Maximum recycling and reuse
Bio-Methaneation, Incinerator
Waste to energy

MASTER PLAN

DHOLERA SIR FINAL PROPOSED LAND USE PLAN



Land Allotment Completed At Dholera SIR

TATA CHEMICALS LIMITED **126 Acres** 10 GwH Li-ion Battery Manufacturing Plant	ReNew POWER **100 Acres** 2 GW Solar Module Manufacturing Plant	torrent POWER **6 Acres** Power Distribution Network in Dholera SIR
HP **3 Acres** Petrol Stations & EV Charging Station	TATA POWER **1,320 Acre** World's largest renewable energy park	TEQ GREEN POWER **700 MW solar** A subsidiary of O2 Power

Consideration of DSIR as potential industrial investment (April 2022) by:

CUBIC PV **150 Acres** Solar Wafer Solar Cell & Module	vedanta transforming for good **400 + 300 Acres** LED FAB Semiconductor Facility Under the MeITY PLI	CHIRIPAL **90 Acres** Aluminum Foil & Flexible Packaging
AVAADA **100 Acres** 5 GW Solar Cell & Module Manufacturing Plant	POLYCAB *Connection Zindagi Ka* **30 Acres** Wire, Cables & Accessories	DAVAT™ Soft Drinks **15 Acres** Beverage Company

Latest News About Dholera SIR

In This News Update

Tata Group to expand aerospace base in Dholera

Dholera Manufacturing Unit

High-tech manufacturing facility in Dholera

Tata Group will set up a large-scale aerospace manufacturing facility in Dholera Gujarat

"Tata Group in addition to establishing the facility here in Vadodara will also establish a very large-scale aerospace and high-tech manufacturing facility in Dholera when the facility becomes available. The expansion will happen in Dholera," N Chandrasekaran, chairman of Tata Sons.

In This News Update

Vedanta-Foxconn's $20bn fab to be in Dholera

Dholera Manufacturing Unit

High-tech manufacturing facility in Dholera

Vedanta-Foxconn to establish chip plant at Gujarat's Dholera

India's first semiconductor fab unit will be set up in Dholera by a joint-venture entity formed by Vedanta Limited and Foxconn for a $20 billion investment, according to Rajeev Chandrasekhar, Union minister of state for electronics and information technology.

Latest News About Dholera SIR

In This News Update

Vedanta-Foxconn's mega semiconductor plant in the Dholera SIR

In the public meeting of Bhavnagar, investment in Kutch Kathiawar Dholera was indicated

Narrating the story of 20 years of development, PM Modi presented to the public the resolution to develop Gujarat in the next 25 years.

PM Modi's 10 Lakh Crore Election Dose of World's Largest Green Hydrogen Projects

In the electronics manufacturing sector, an investment of 1.5 lakh crore is **coming in Dholera SIR** near Bhavnagar for semiconductor manufacturing. This will provide civil service opportunities to around 1.5 to 2 lakh people.

He also informed that Vedanta-Foxconn's mega semiconductor plant, announced in September, is coming up in the Dholera Special Investment Region in Ahmedabad district with an investment of Rs 1.5 lakh crore.

In This News Update

The plant over 100 acres at Dholera Industrial City

Renewable energy Plant

State-of-the-art technology

ReNew Power setting up 2 GW solar cell, module fab in Dholera Gujarat

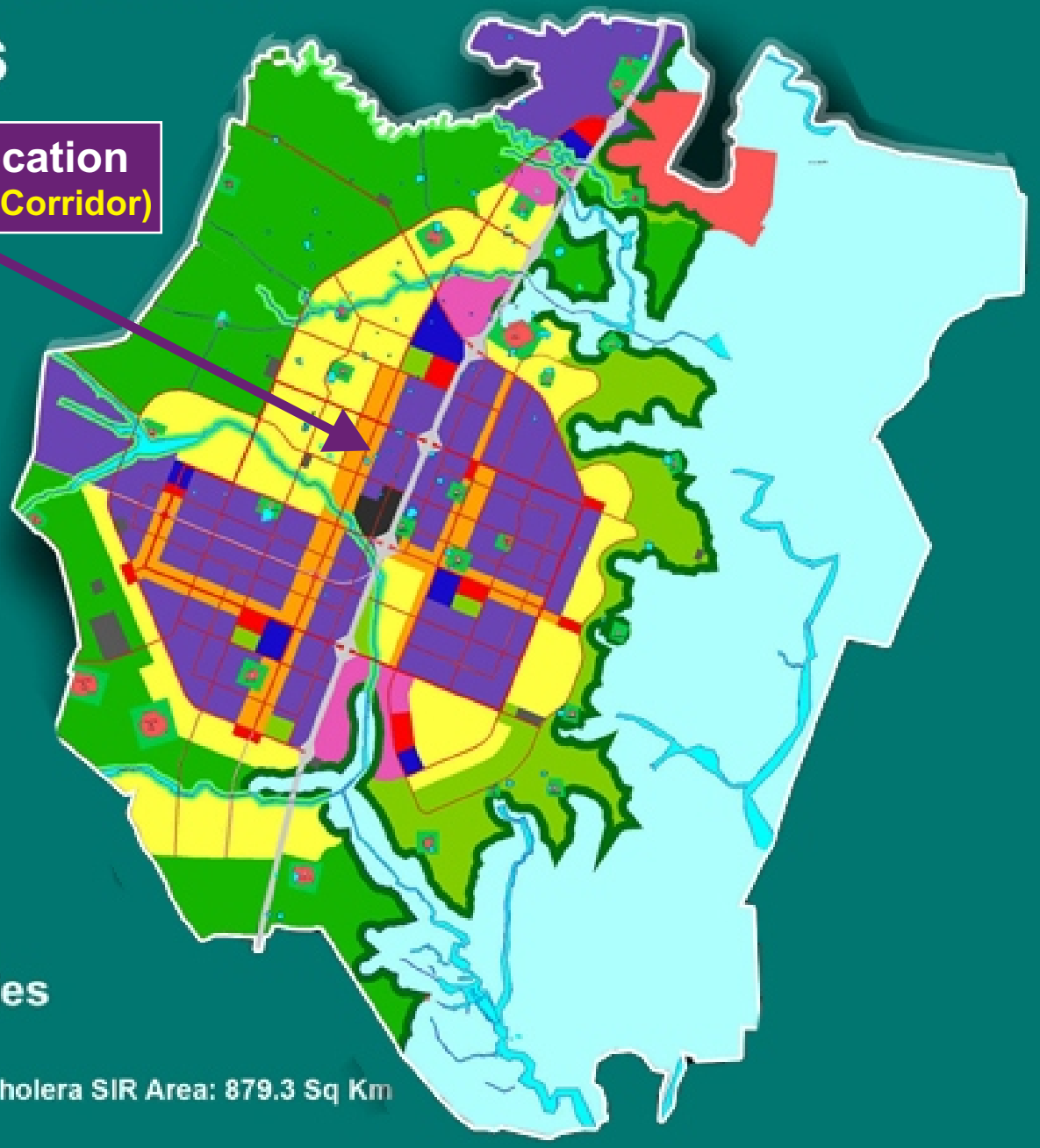
"Construction of Phase 1 of the ReNew Power factory unit at Dholera Industrial City Development Limited is in full swing and is planned to be operational in the third quarter of 2023. This solar cell and module manufacturing facility will have an annual capacity of 2 GW," ReNew Power confirmed


招贤纳士我们需要你 COME ON

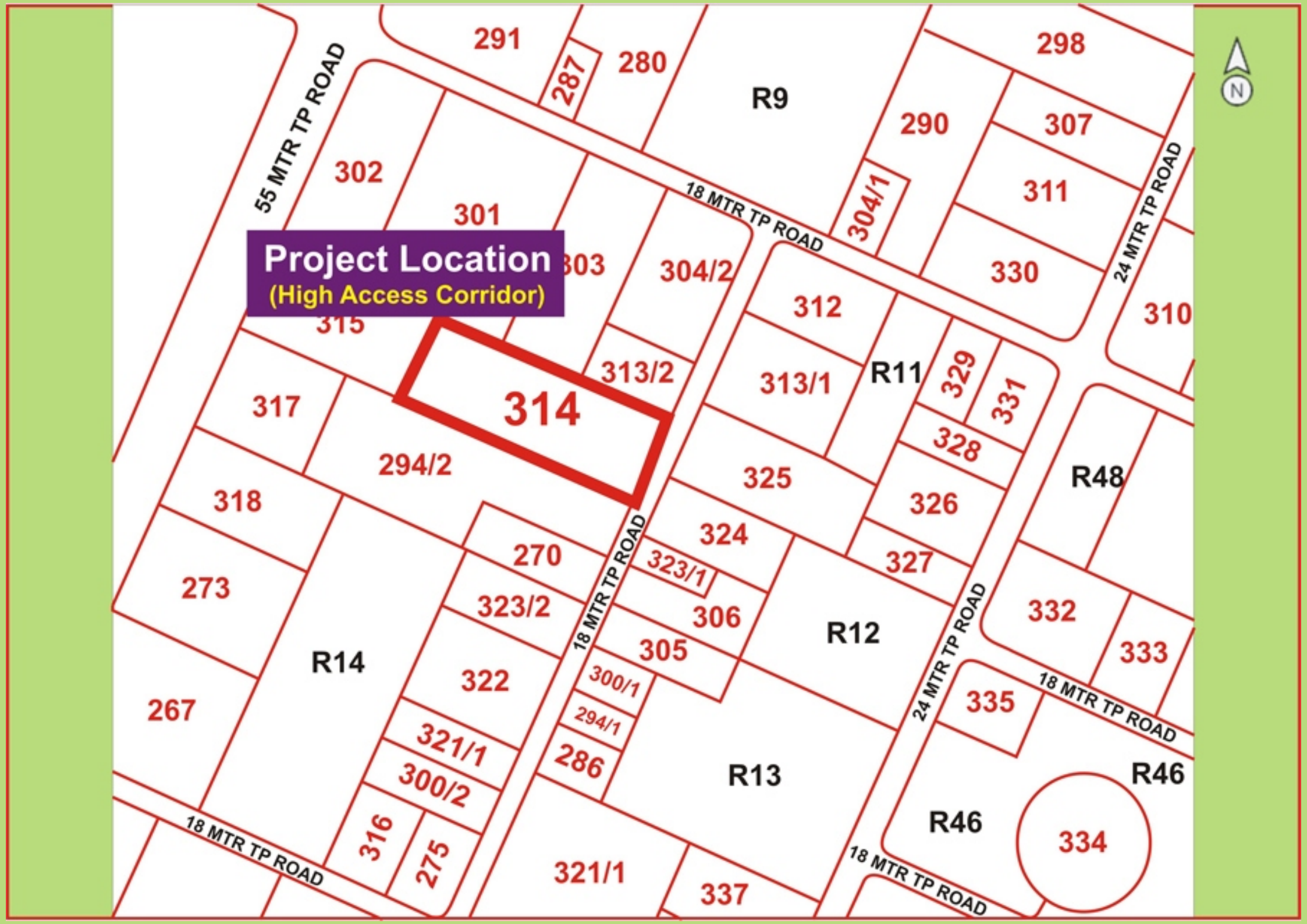
India's First Planned SMART CITY

DHOLERA SIR KEY INDICATORS

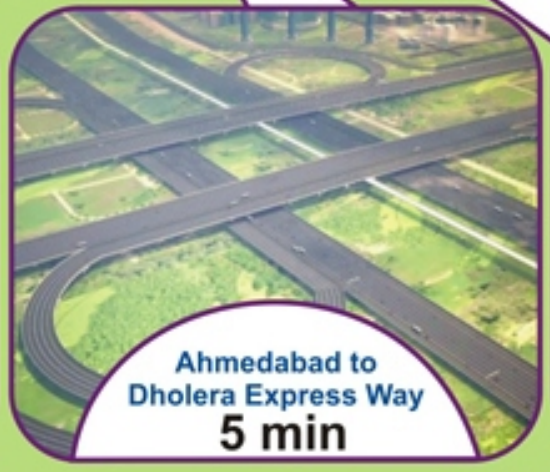
- Residential
- High Access Corridor
- City Centre
- Industrial
- Logistics
- Knowledge and IT
- Recreation and sports
- Entertainment
- Roads
- Strategic Infrastructures
- Tourism - Resorts (CRZ III)
- Greenspace
- Village Buffer
- Existing Village Settlements
- Agriculture
- Public Facility Zone
- Rivers, Canals and other Waterbodies
- Solar Energy Park
- Land under CRZI

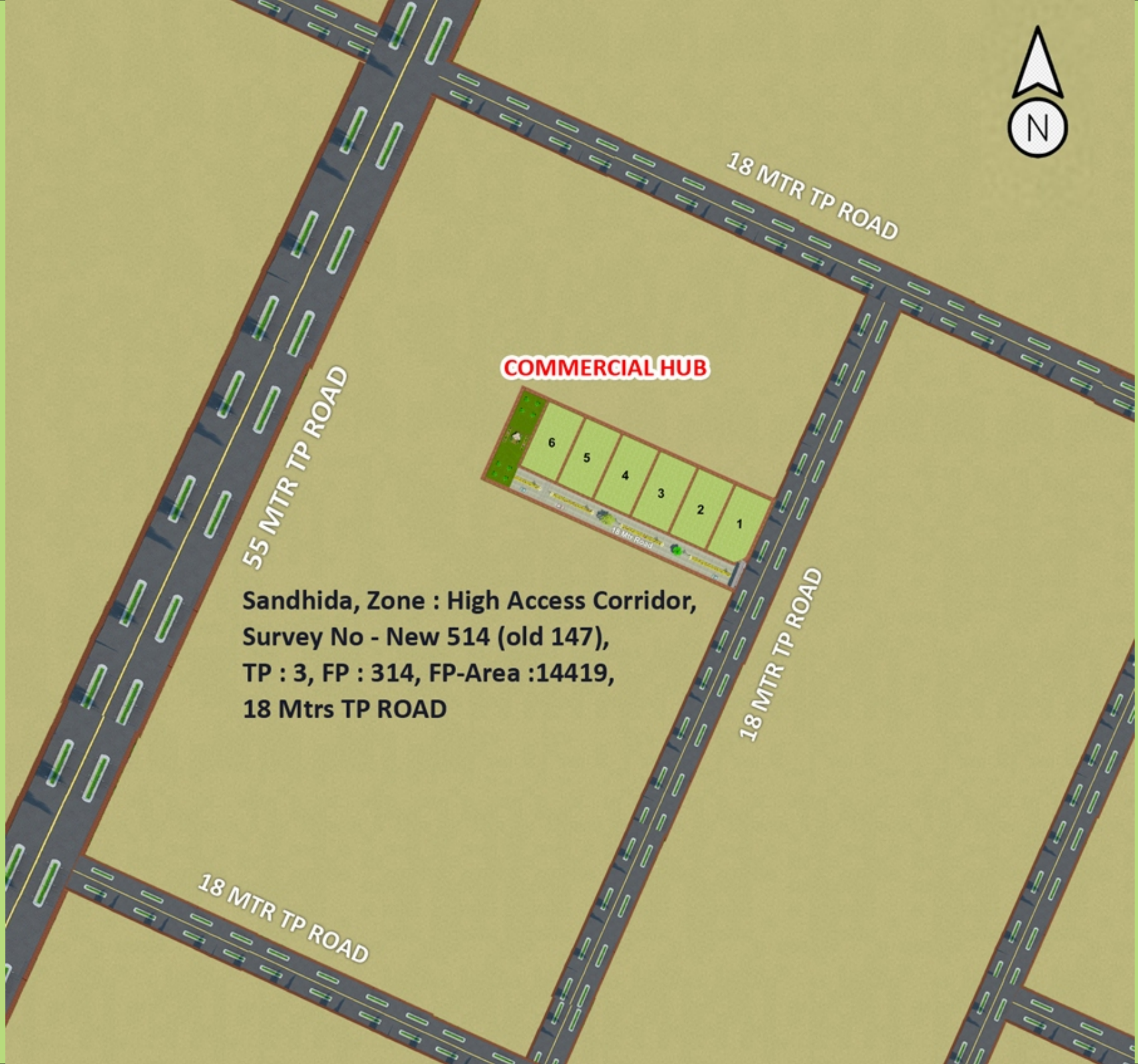



Residential Zone
Project Location (High Access Corridor)
Industrial Zone
Activation Area
High Access Corridor
Logistic Zone
Ahmedabad to Dholera Express highway


Project Location
(High Access Corridor)
314
55 MTR TP ROAD
18 MTR TP ROAD
24 MTR TP ROAD
291
287
280
R9
298
290
307
304/1
311
302
301
303
304/2
330
310
312
313/1
R11
329
331
328
315
313/2
317
294/2
325
326
R48
318
324
270
323/1
327
273
323/2
306
R12
332
333
305
R14
322
300/1
335
267
294/1
321/1
286
R13
R46
300/2
316
275
321/1
337
334
N

Commercial Hub
LOCATION ADVANTAGE




N
18 MTR TP ROAD
COMMERCIAL HUB
55 MTR TP ROAD
6
5
4
3
2
1
18 Mtr Road
Sandhida, Zone : High Access Corridor,
Survey No - New 514 (old 147),
TP : 3, FP : 314, FP-Area :14419,
18 Mtrs TP ROAD
18 MTR TP ROAD
18 MTR TP ROAD

Commercial Hub

Sandhida, Zone : High Access Corridor,
Survey No - New 514 (old 147),
TP : 3, FP : 314, FP-Area :14419,
18 Mtrs TP ROAD

Commercial Hub Plot Area

Plot No.	Carpet Area sq. yard	Super Area sq. yard	Total Area sq. yard	Carpet Area sq. Feet	Super Area sq. Feet	Total Area sq. feet
1	1939.60	937.51	2877.11	17456.41	8437.62	25894.03
2	1937.23	936.37	2873.60	17435.10	8427.32	25862.42
3	1937.23	936.37	2873.60	17435.10	8427.32	25862.42
4	1937.23	936.37	2873.60	17435.10	8427.32	25862.42
5	1937.23	936.37	2873.60	17435.10	8427.32	25862.42
6	1937.23	936.37	2873.60	17435.10	8427.32	25862.42
Total	**11625.77 (Sq. yard)**	**5619.36 (Sq. Feet)**	**17245.12 (Sq. yard)**	**104631.89 (Sq. Feet)**	**50574.22 (Sq. Feet)**	**155206.12 (Sq. Feet)**

10.3. High Access Corridor Zone

10.3.1. Intent

The intent in establishing a High Access Corridor zone is:

- To promote high density, mixed-use, transit oriented development on existing undeveloped land along planned public transport routes and encourage use of public transit;
- To achieve higher levels of mobility in the zone and choice for residents and visitors to access employment centres, services and recreational activities;
- To achieve high residential density
- To create dense walk-able communities in proximity to public transport infrastructure, providing for a high quality public realm and community facilities.

10.3.2. Uses Permitted

A. The high access corridor zone is primarily intended for the following premises:

- Residential multi-storey apartment
- Worker Housing/ Dormitories
- Site and services/other housing schemes for the EWS
- Old-age home
- Night shelter/ Dharamshala

B. The following non-residential use premises will be permitted:

Community Facilities

- Banquet /community hall
- Library
- Garden /playground
- Recreational club house
- Places of worship
- Health-club/ swimming Pool
- Crèche/ day-care centre

Education

- Anganwari / kindergarten
- Primary and secondary school
- School for physically/mentally challenged
- Coaching / Training Centres
- Junior, Senior and Professional College

Service / Commercial

- Neighbourhood Retail Shop
- Commercial Centre
- Designated Bazaar / Hawker Zone
- Service / Repair Shop

- Light Industrial Workshop with area less than 50sqm
- Auto Service Station
- Restaurant / Informal Eatery
- Bank
- Hotel
- Cinema Hall / Multiplex
- Mall
- Multi-level Parking Garage
- Health
- Dispensary
- Nursing Home and Maternity Home (upto 25 beds)
- Hospital C (upto 100 beds) and D (upto 200 beds)
- Diagnostic / Radiology Centre / Blood Bank
- Veterinary Clinic and Hospital

10.3.3. Development Control Regulations

Table 10.2 provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply. Minimum road width shall be 18m.

10.3.4. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Table 10-2: Development Control Regulations for the High Access Corridor

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO S FROM DSIRDA
HIGH ACCESS CORRIDOR								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; Dharamshala; Cinema Hall, Mall, Petrol Pump, Auto Service Station, Light Industrial Workshop with area less than 50 sqm; Hospital C and D, Budget and 3 Star Hotel, Junior, Senior and Professional Colleges; Multi-level Parking; Dispensary, Maternity home/Nursing Home, Diagnostic/Radiology Centre/Blood Bank, Place of Worship larger than 1000sqm; Commercial Centre; Public Facility/ Infrastructure/Utility Buildings; Hostels for working professionals; Restaurants, Food Plazas and Food Streets	The following uses may be perm approval of a special permit on a basis: • Cemeteries/ Burial Ground • Broadcasting towers and line-o devices for telephonic, radio or communications The following uses and structure permitted as ancillary uses to th the building provided their name size (if applicable) is indicated in the site plan submitted for ap 1. Part of a residence may be pe as professional office for advoca chartered accountants, architec engineers or the like, or as a sm based workshop subject to the f conditions: • it is not located in a multi-store • the number of employees do n • it does not involve installation heavy machinery, and does not vibration, fume or dust; • separate means of access and parking area for staff and visitor and marked on the site plan sul approval. 2. Devices for generation of non-
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m		
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m		

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
HIGH ACCESS CORRIDOR								
							Neighbourhood Retail Shop; Place of Worship smaller than 1000sqm; Service and Repair Shops smaller than 25sqm; garden	energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for hospitals, Special Regulations for Hotels)

* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

** For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.

Dholera SIR Awards

Award – World CSR "Best City for Integrated Planning"

Award – IGBC Green City Rating "Platinum"